



ZONING ADMINISTRATOR NOTICE OF DECISION

Date: July 19, 2013
Applicant: Donahue Schriber
Case No.: DRC-13-08
Address: 4340-4450 Bonita Road
Project Planner: Caroline Young

Notice is hereby given that on July 19, 2013, the Zoning Administrator considered Design Review (DRC) application DRC-13-08, filed by Donahue Schriber ("Applicant"). The Applicant requests Design Review approval to remodel the existing commercial shopping center. The Project is located at 4340-4450 Bonita Road ("Project Site") and is owned by DS Bonita Center LLC ("Property Owner"). The 4.82 acre Project Site is zoned Central Commercial (CC) Zone and has a General Plan designation of Commercial Retail (CR). The Project is more specifically described as follows:

The Project consists of the remodel of the existing commercial shopping center with exterior changes to the building, adding additional landscaping, seating and gathering areas, new trash enclosures, and revisions to the parking lot area. The buildings will incorporate enhanced architectural features such as varying roof heights, awning, metal canopy, wood storefront, trellis, lattice work, stone veneer to the base of buildings and columns, and new exterior paint and siding throughout. The existing wood shingle roof will also be upgraded to a standing seam metal roof.

Additional amenities will be added such as fountains, plaza with outdoor seating, decorative light fixtures, enhanced paving, and landscaping. Additional landscaping will not only be added to the pedestrian plazas, but also in various locations in the parking lot. In order to accommodate additional pedestrian plaza, parking spaces are being relocated and provided elsewhere on the site. A total of four additional parking spaces are added to the site. Improvements to the site also include adding covered roofs to existing trash enclosures to comply with current City regulations.

Planning Staff has reviewed the Project for compliance with the California Environmental Quality Act (CEQA) and it has been determined that the Project qualifies for a Class 1 categorical exemption pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines. No further environmental review is necessary.

The proposed project is consistent with the development regulations and design guidelines of the Chula Vista Municipal Code (CVMC), Landscape Manual, and Design Manual. The Zoning Administrator, under the provisions of Section 19.14.582.G of the CVMC, has conditionally approved the project subject to the following conditions:

Planning Division:

1. The Applicant/Representative and Property Owner shall execute this document by making a true copy and signing both this original Notice of Decision and the copy on the lines provided below, said execution indicating that the Applicant/Representative and Property Owner have each read, understood and agreed to the conditions contained herein, and will implement same. Upon execution, the true copy with original signatures shall be returned to the Development Services Department. Failure to return the signed true copy of this document within 30 Days of the effective date herein shall indicate the Applicant/Representative and Property Owner's desire that the project, and corresponding application for building/grading permits and/or business license, be held in abeyance without approval.

Signature of Applicant/Authorized Representative

Date

Signature of Property Owner/representative

Date

2. Prior to, or in conjunction with the issuance of the first building permit, pay all applicable fees, including any unpaid balances of permit processing fees for deposit account DQ-1725.
3. The colors and materials specified on the building plans must be consistent with the colors and materials shown on the site plan and materials board approved by the Zoning Administrator on July 19, 2013.
4. A graffiti resistant treatment shall be specified for all wall and building surfaces, and noted on any building and wall plans. Additionally, the project shall conform to CVMC Section 9.20.055 regarding graffiti control. The applicant shall remove all graffiti on a regular basis. The Applicant shall place a note to this effect on the building permit plans.
5. All roof appurtenances, including air conditioners and other roof mounted equipment and/or projections, shall be shielded from view and the sound buffered from adjacent properties and streets as required by the Development Services Director. Such screening shall be architecturally integrated with the building design and constructed to the satisfaction of the Development Services Director.

6. All ground mounted utility appurtenances such as transformers, AC condensers, etc., shall be located out of public view and adequately screened through the use of a combination of concrete or masonry walls, berming, and/or landscaping to the satisfaction of the Director of Development Services
7. All exterior lighting shall include shielding to remove any glare from adjacent residents. Details for said lighting shall be included in the architectural plans and shall be reviewed and approved to the satisfaction of the Development Services Director, prior to the issuance of the building permit.

Fire Department

8. Fire lane shall be a minimum width of 20 feet. Prior to the building permit approval, the Applicant shall provide a Fire Department exhibit page.
9. The buildings shall be addressed in accordance with the following criteria:
 - 0-50 ft. from the building to the face of the curb = 6-inches in height with a 1-inch stroke
 - 51-150 ft. from the building to the face of the curb = 10-inches in height with a 1 ½-inch stroke
 - 151 ft. from the building to the face of the curb = 16-inches in height with a 2-inch stroke
10. The Project is to be protected throughout by an approved fire alarm system and sprinkler system. Any modifications to the fire alarm or sprinkler system, a deferred submittal will be required, and submitted to the Fire Department for approval prior to any modifications.

Public Works, Environmental Division

11. Prior to the approval of the building permit, the Applicant shall develop and submit a "Recycling and Solid Waste Management Plan" to the Conservation Coordinator for review and approval as a part of the permit process. The plan shall demonstrate those steps the applicant will take to comply with Municipal Code, including but not limited to Section 8.24, 8.25, and 19.58.340 and meet the State mandate to reduce or divert at least 50% of the waste generated by the residential developments. The applicant shall contract with the City's franchise hauler throughout the construction and occupancy phase of the project. The "Recycling and Solid Waste Management Plan" features shall be identified on the building plans.
12. Prior to the approval of the building permit, the Applicant shall submit the required performance deposit fee.

Land Development Division/Landscape Architecture Division

13. The Applicant shall be required to pay additional deposits or fees in accordance with the City of Chula Vista Subdivision Manual and Master Fee Schedule prior to the submittal of the following items:
 - Street Improvement Plans
 - Construction Permit
14. The Project shall comply with all requirements of the Chula Vista Development Storm Water Manual (Storm Water Manual) for both construction and post-construction phases of the project. Prior to DRC approval, documentation shall be provided, to the satisfaction of the City Engineer, to demonstrate such compliance.
15. The Applicant shall enter into a Storm Water Management Facilities Maintenance Agreement to perpetually maintain private BMP's located within the project prior to issuance of any Grading or Building Permits, whichever occurs first.
16. Prior to issuance of any building permits, the Applicant shall submit Improvement Plans in conformance with the City's Subdivision Manual and a Construction Permit will be required. The Improvement Plan shall include but not be limited to:
 - Removal and replacement of any broken or damaged curb, gutter, and sidewalk per SDRSD G-2, and G-7 along the project's frontage to the satisfaction of the City Engineer. Sidewalk shall be designed and constructed with proper transitions to existing conditions.
 - Additional asphalt paving for the replacement of the existing curb, gutter and sidewalk.
 - Installation of sidewalks under drains per Chula Vista Standard detail CVCS-17.
17. All utilities serving the proposed shall be underground pursuant to Municipal Code 15.32.
18. The Applicant shall submit full landscape construction plans prior to the approval of the building permit. The plan shall provide two shade (broadleaf) trees on the proposed end-islands.

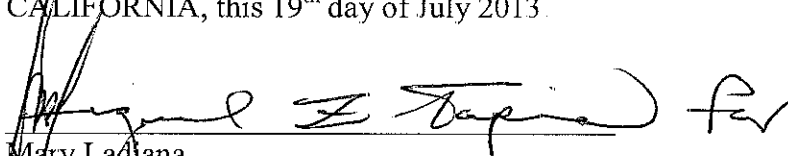
II. The following on-going conditions shall apply to the Project as long as it relies upon this approval.

1. The Applicant shall maintain the Project in accordance with the approved plans for DRC-13-08, date stamped approved on July 19, 2013, which includes a site

plan and architectural elevations on file in the Planning Division, the conditions contained herein, and Title 19

- 2 Approval of this request shall not waive compliance with all sections of Title 19 of the Municipal Code, and all other applicable City ordinances in effect at the time of building permit issuance
- 3 This Design Review Permit shall become void and ineffective if not utilized within three (3) year from the effective date thereof, in accordance with Section 19.14.600 of the Municipal Code.
- 4 The Property Owner and Applicant shall and do agree to indemnify, protect, defend and hold harmless City, its City Council members, officers, employees and representatives, from and against any and all liabilities, losses, damages, demands, claims and costs, including court costs and attorney's fees (collectively, liabilities) incurred by the City arising, directly or indirectly, from (a) City's approval and issuance of this Design Review Permit and (b) City's approval or issuance of any other permit or action, whether discretionary or non-discretionary, in connection with the use contemplated on the Project Site. The Property Owner and Applicant shall acknowledge their agreement to this provision by executing a copy of this Design Review Permit where indicated above. The Property Owner's and Applicant's compliance with this provision shall be binding on any and all of the Property Owner's and Applicant's successors and assigns.

APPROVED BY ZONING ADMINISTRATOR OF THE CITY OF CHULA VISTA,
CALIFORNIA, this 19th day of July 2013.


Mary Ladana
Zoning Administrator